



Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Daniel Bennett
Secretary

The Commonwealth of Massachusetts

Department of Public Safety

Architectural Access Board
One Ashburton Place, Room 1310
Boston, Massachusetts 02108-1618

Phone 617-727-0660

Fax 617-727-0665

[*www.mass.gov/dps*](http://www.mass.gov/dps)

Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

Board Meeting Minutes – March 9, 2015

21st Floor – Conference Room 1

Present Board Members:

- Walter White, Chair (WW)
- David D'Arcangelo, Massachusetts Office on Disability Director (DD)
- Andrew Bedar, Member (AB)
- Lisa Pilorz, Member (LP)
- Carol Steinberg, Member (CS)

and

- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)
- Thomas Hopkins, Executive Director (TH)

Members Not Present:

- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- Diane McLeod, Vice Chair (DM)
- George Delegas, Member (GD)

- Meeting began at approximately 9:15 a.m.

1) Discussion: Roll Call

WW - Call to order all but Carol Steinberg, Raymond Glazier, and Diane McLeod present

2) Discussion: Lesley University, 60 Oxford Street, Cambridge (V14-333)

TH - dormitory project, new elevator installed
- work on the building is completed, with the exception of the basement level

- Lesley wants to occupy the building now, but elevator goes to the basement and there is no egress out of the building from the basement
- it is estimated to take 2 weeks to finish the basement
- EXHIBIT – February 26, 2015 letter from Kevin Murphy, Director of Facilities and Operations for Lesley University; including pictures

DD - any alternative elevator?
TH - no, very small building

GD - *allow them to open with no use of the elevator until the basement is completed*
AB - *second – carries unanimously*

3) Discussion: Wellesley United Methodist Church, 80 Beacon St., Framingham (C14-100 & V14-157)

TH - EXHIBIT – second application submitted on March 5, 2015 by Lynn Olsen
- all items were resolved with the exception of the handrails; denial of the variance request to require providing lower compliant ramp handrails
- now only seeking a variance for the width of 42”

AB - *grant as proposed*
LP - *second – carries unanimously*

4) Incoming: Commons in Lincoln, 1 Harvest Circle, Lincoln (V15-037)

TH - EXHIBIT – variance application and supplemental information
- over 30%
- variance for 31.7.1, location of shower controls in 26 existing showers
- \$58,000 to move the controls
- residents are always accompanied by a care giver when bathing and caregiver must be in control of the water at all times

AB - *grant as proposed*
GD - *second – carries unanimously*

5) Incoming: New Three-Family, 230-232 Bowdoin St., Boston (V15-035)

TH - EXHIBIT – variance application and supplemental information, plans A1.01 and A1.03
- proposing vertical wheelchair lift instead of full elevator in new construction

LP - *grant as proposed*
GD - *second – carries unanimously*

Carol Steinberg, Member – Now Present

6) Incoming: Point Allerton Life Saving Station, 1117 Nantasket Avenue, Hull (V15-036)

TH - EXHIBIT – variance application and supplemental information
- spending over 30%
- conversion of life saving station to a museum

- seeking a variance for vertical access and winder stairs and stair handrails

CS - *deny both variances requested*

LP - *second – carries unanimously*

7) Incoming: Columbia Valley Development and Elderly Housing, 4 Columbia St., Adams (V15-029)

TH - EXHIBIT – variance application and supplemental information

- 64 unit elderly housing facilities in two existing two-story buildings and a community building

- spending over 30%

- seeking variances for entry doors and unit entry doors, for maneuvering clearances and opening force, but propose auto openers

CS - *grant, on the condition that auto-openers are installed as proposed*

AB - *second – carries unanimously*

8) Incoming: Hodgson Building, Level 5, Leonard Morse Hospital Campus, MetroWest Medical Center, 67 Union St., Natick (V15-034)

TH - EXHIBIT – variance application and all supplemental information

- work performed jurisdiction (3.3.1b)

- seeking 24” between the center line of the toilet and the side wall

- bariatric patients, always have two people assisting them at the toilet rooms

CS - *grant as proposed*

AB - *second – carries unanimously*

9) Incoming: Salmon Falls Building, 9 Ashfield St., Shelburne Falls (V14-326)

TH - EXHIBIT – variance application and supplemental information

- spending over 30%

- first floor and second floor are accessible at grade

- connecting internal stairs, proposing vertical wheelchair lift between second and third floors

- site visit conducted on January 7, 2015 by TH and Mark Dempsey, Compliance Officer for the Board

- Josh Simpson forwarded article that was in the Greenfield Recorder (EXHIBIT)

CS - *deny variance for 26.10 (door thresholds), and require that the threshold be feathered*

LP - *second – carries unanimously*

CS - *require an automatic door opener at the main entrance door*

GD - *second – carries unanimously*

CS - *grant all other variances requested*

GD - *second – carries unanimously*

Raymond Glazier, Executive Office on Elder Affairs Designee (RG)

10) Incoming: Adams Library, 92 Park St., Adams (V14-322)

TH - EXHIBIT – February 26, 2015 submittal from Thomas Chalmers
- previous review by the Board, granted some of the variances requested, but continued for more info on others

CS - *grant the variances requested for the stair nosings*
LP - *second – carries unanimously*

LP - *have them submit a policy to keep the doors open where available during the business hours*
RG - *second*
- *within 30 days receipt of decision*
- *carries unanimously*

CS - *grant the variances for the first floor restrooms, on the condition that there is signage directing people to the accessible toilet rooms*

AB - *second – carries unanimously*

LP - *grant the variance for second floor toilet rooms, on the condition that directional signage posted at both of them*

GD - *second – carries with CS abstaining*

11) Incoming: The Hub, 31 Main St., Nantucket (V15-046)

TH - EXHIBIT – variance application and supplemental information
- received last week, so if ok to review need to waive the 2-week waiting period

AB - *motion to waive the 2 weeks*
RG - *second – carries unanimously*

TH - Nantucket is going to modify the sidewalk in front of the building
- proposing to make the doorway accessible, with auto-openers on the door leafs, and sloping the sidewalk up to the doorway

AB - *grant as proposed, and allowing the issuance of building permits*
GD - *second – carries unanimously*

12) Incoming: East Boston Family Dental, 1012 Bennington St., East Boston (V15-038)

TH - EXHIBIT – variance application and supplemental information
- seeking total relief for the lack of access to the building, on the condition that clients will be referred to the accessible East Boston Family Dental location blocks away
- variance for the lack of access at the entrance, accessible toilet room and transaction counter

CS - *grant as proposed, on the condition that all of the same services are provided at the existing office, and that the existing office is advertised as being the accessible location, and priority given to persons with disabilities at the existing office, inform people on their website and when calling that there is no access at Bennington, need to have written policy in place, and if the existing Meridian Street office is closed, have to come back to the Board*

GD - *second – carries unanimously*

13) Incoming: Heywood Meadow Trails, 9B Lexington Road, 2B and 3B Heywood Street, Concord (V15-039)

TH -EXHIBIT – variance application and supplemental information
- proposing to install a compliant set of stairs
- 180 feet to the accessible opening
- seeking a variance to have to provide a ramp at the stairs

GD - *grant the variance as proposed, on the condition that directional signage is installed at the bottom and top of stairs*

AB - *second – carries unanimously*

14) Incoming: Urban Edge Apartments, Multiple Addresses at Cleaves Court and Columbus Avenue, Boston (V15-040)

TH - EXHIBIT – variance application and supplemental information
- seeking 7 variances for the existing buildings, renovating over 30%

CS - *hearing*

AB - *second - carries unanimously*

15) Incoming Discussion: Scholfield Elementary, 27 Cedar St., Wellesley (V14-168)

TH - EXHIBIT – 2/6/15 submittal from Jennifer Soucy, requesting extension to the April 15, 2015 deadline for the playground access

- previously ordered April 15, 2015 date for compliance

- ongoing project, seeking until August 1, 2016 to complete the accessible playground routes in the plan that was previously accepted

CS - *grant an extension to September 1, 2015*

DD - *second – carries unanimously*

16) Incoming Discussion: Apex Curb Cuts and Curb Cut Slopes, Intersection of Hinkley St. & Wilton St., Somerville (V14-355)

TH - EXHIBIT – Ryan Boucher submittal on February 23, 2015
- seeking for use of apex curb cut and slope of the sidewalk leading to the sidewalk

CS - *no variance required for the noncompliant sidewalk slope, since it is existing sidewalk*

GD - *second – carries unanimously*

TH - variance for use of apex curb cuts, since they believe that they don't meet the apex curb cut installation exemptions

- but they do discuss sight line issues as being the reason for the use of the apex curb cuts

AB - *grant use of apex curb cuts*

GD - *second – carries unanimously*

17) Incoming Discussion: Worcester Loom Works, 93 Canal Street, Worcester (V14-303)

TH - previously reviewed and denied all variances requested on November 17, 2014
- EXHIBIT – March 2, 2015, Gary Kane of the Architectural Team submitted a letter
- new accessible entrance serving an accessible parking area at one side of the building
- conversion of factory building to housing

- seeking a variance for three entrances on stair towers at existing entrances, main accessible entrance to the building are accessible

- granted relief for entrances

CS - grant, on the condition that Entrance 1 and 3 are emergency egress only, and Entrance 2 is available for tenant use

AB - second – carries unanimously

18) Incoming Discussion: Anova School, dba Acera School, 5 Lowell Ave., Winchester (V14-354)

TH - originally presented on 26th of January, represented on 23rd of February

- EXHIBIT – stamped plans and a site plan, submitted by Bonnie Peters of the Office of Michael Rosenfeld Architects

- they want to expand to the second floor, proposing no vertical access, but propose that second floor classrooms are the same as the first floor classrooms

- private school for with children with developmental disabilities

- no studies for vertical access to the second floor

CS - deny

GD - second – carries unanimously

19) Incoming Discussion: Temporary Tent Floor Surface for Stonehill College, 310 Washington St., Easton (V13-078)

TH - previously proposed grass services under temporary tents

- then required sample of nonslip surface for tent accessible surface

- EXHIBIT - March 5, 2015 submittal from Steve Medeiros of BKA Architects

- sample surface submitted

LP - grant the variance and accept as proposed

GD - second – carries with AB abstaining

20) Incoming: Commercial Building, 28 West Broadway, South Boston (V15-027)

TH - previously presented on February 23, 2015

- second and third floors are 15 single-resident units with common bathrooms

- first floor is restaurant/bar

- continued for more information about alternate means of access to the bar

- EXHIBIT – submittal of plans for 40 Tremont Street alternate accessible housing building, submitted by Nicholas Zozzula on March 5, 2015

CS - deny for the entrance to the restaurant

DD - second- carries unanimously

CS - grant the variances requested for the lodging house, based on the requirement that people will be referred to the accessible Tremont Street housing

GD - second – carries unanimously

21) Hearing: Fusion Restaurant, 12 Pond Street, Ashland (C11-115)

- WW - called to order at 11:30 a.m., scheduled for 11:00 a.m.
- introduce the Board

Mark Dempsey, Compliance Officer for the Board (MD)

- WW - MD sworn in
- EXHIBIT 1 – AAB1-18
- no one present to represent the building owner

- MD - complaint hearing on October 23, 2014
- required plan for compliance by October 31, 2014
- November 21, 2014 Notice of Fine Hearing sent out, Notice was received and verified via return receipt
- submittal of e-mail with parking plan on November 25, 2014
- card stamped by Ashland Post Office
- February 25, 2015 went to the site on his own time and left card to send photos to the Board to confirm that the work was done
- asked David Correia to verify what work was done via an email to be sent later on today

CS - *take it under advisement*

RG - *second – carries unanimously*

22) Incoming: Spencer House, Williams College, 973 Main St., Williamstown (V15-032)

- TH - EXHIBIT – variance application and supplemental information
- building is undergoing upgrades, spending over 30%
- multiple variance requests
- only proposing first floor access, but no dorm rooms at the first floor

DD - *deny all variance requested*

CS - *second – carries unanimously*

23) Incoming: Agawam Cinemas, 866 Suffield St., Agawam (V15-030)

- TH - EXHIBITS – variance application and supplemental information
- interior alterations project for seating, sight improvements, toilets, service counters
- spending over 30% of the value of the tenant space
- seeking four variances for the lack of access to the projection room, lack of access to the second floor

CS - *no variance required for the lack of access to the projection room, based on the testimony that the projection room is only accessed by paid employees of the cinema*

AB - *second – carries unanimously*

CS - grant the variance for the lack of emergency egress, on the condition that crowd manager announcements are provided on the screen

LP - second – carries unanimously

TH - toilet rooms proposing to modify one and maintain the other as inaccessible

CS - grant on the condition that signage provided at inaccessible toilet rooms

RG - second – carries unanimously

TH - sites 35.1, only one wheelchair seat is proposed at each theater

KS - should be 14.2

CS - deny

GD - second – carries unanimously

BREAK FOR LUNCH

24) Hearing: Tousey House, Tufts University, 14 Edison Avenue, Medford (V14-288)

WW - called to order at 1 p.m.

- introduce the Board

Rudi Pizzi, Director of Project Management for Tufts University (RP)

Ronald Boretti, Cirees, Inc., Project Architect (RB)

WW - both sworn in

- EXHIBIT 1 – AAB 1-18

RB - submittal of plans as shown on boards for presentation

WW - accept submittal as EXHIBIT 2

RB - wood-framed residences that were privately owned residences that were purchased by the college to be converted to residences for students at Tufts University

- maintenance plans for every year, and every 5 years a little higher maintenance

- current project is paint, paper, floor replacement, upgrade bathroom finishes and fixtures, and upgrade kitchen finishes and cabinetry

- ongoing Memorandum of Understanding (MOU) with the Architectural Access Board

- there are currently 60 accessible dorm rooms provided throughout campus, currently no students that use a wheelchair are utilizing these rooms

RP - there are 65 accessible rooms provided

- RB - 14 Edison is in a remote location off of the campus map
 - on Walnut Hill in Medford, very steep route to the house
 - landlocked
 - 3rd floor has sloping ceilings
 - shower at third floor proposed to replace an existing tub that is not being used
 - corridors are very narrow at the upper floors
 - would need a ramp to the first floor, relocate and create an accessible toilet room, and create an accessible bedroom, as well as converting the kitchen to an accessible kitchen
 - \$67,000 to get to the first floor; \$182,000 to get to the upper floors; total project cost as proposed is approximately \$330,000
- CS - interested in the first floor, understand the argument for the lack of access to the upper floors
 - what would be entailed if you provided a ramp and created an accessible toilet room, would you lose a dorm room?
- RB - it is likely that we would lose a student room, or a very small student room
 - graduate student housing
- CS - of the 65 accessible units provided, are any of them graduate student housing?
 RP - of the 65 provided, there is Blakely Hall that houses graduate students and is accessible; the 65 is new rooms that were created since the MOU's inception
- WW - but someone could request to have an accessible room as part of the MOU
 RP - yes, but like with all cases, they would look at the accessible rooms provided and if the student could be accommodated in another building, and if that doesn't work, they would look into the options of converting portions of the building
- RG - would like to see a site plan, showing frontage (elevations and setbacks)
- CS - *more information regarding other graduate housing*
 AB - *second – carries with GD abstaining and RG opposed*
- CS - *numbers of accessible undergrad housing, where it is provided (amongst undergrad or not), detailed dimension of the existing toilet rooms, and overall site plan of the building (with frontage setbacks and elevations noted); to be submitted by March 17, 2015*
- RG - *expedite the decision*
 LP - *second – carries unanimously*

25) Discussion: College Field House, Wellesley College, 106 Central St., Wellesley (V14-140)

- TH - EXHIBIT – submittal from
 - want to reschedule the site visit to April 1 or April 29th, and schedule hearing for June 1st

- this is the sports facility, have to schedule for something before June 1st

- on the items that we did act on (Schneider Center and Billings Hall and Link Building), ordered that lifts be installed by July 1, 2015; they argue that the two lifts only provide access to the four offices within the Link Building, want to wait to put the lifts in when the elevator work is done (December 1, 2019); with accommodations proposed in the interim

- \$40,000 for the installation of the two lifts

LP - grant the request and modify the previous decision of the Board to allow until December 1, 2019 for the lack of vertical access within the Link Building, on the condition that a written policy is submitted within 30 days receipt of the decision

RG - second – carries unanimously

26) Hearing: Alpha Epsilon Pi, 45 Sawyer Avenue, Somerville (V14-289)

WW - called to order at 2 p.m.

- introduce the Board

Rudi Pizzi, Director of Project Management for Tufts University (RP)

Ronald Boretti, Cirees, Inc., Project Architect (RB)

WW - both sworn in

- EXHIBIT 1 – AAB 1-17

RB - submittal of plans as shown on boards for presentation

WW - accept submittal as EXHIBIT 2

RB - 45 Sawyer Avenue, a block away from the main campus

- single family residence, purchased by the University to convert to housing

- 7 foot change of grade from sidewalk to the front door

- the front and back porch are down one step from the main interior first floor; requiring that the porch floor be raised for either/or both of these porches if access is required

- only one bedroom on the first floor with an adjacent bathroom

- two common rooms and a kitchen at the back of the building

- there is are 4 bedrooms and two lounge areas at the second floor

- two bedrooms on the second floor are separated by a stair

- \$57,000 to make an accessible student room and access to the first floor; \$205,000 to create access to the upper floors

- \$466,000 in renovations (windows, siding, fixture upgrades)

CS - what about a kid in a wheelchair that wants to join this fraternity

RP - would review the request and accommodate if possible

- CS - was a lift considered?
RB - yes, but no pricing given for that
- RP - would consider relocating to an accessible building if the request was put forth
- RB - this frat has only been in this building for 2 years
- GD - site appears to be more level than previous building based on the submitted pictures
- LP - does Tufts routinely move around buildings based on need?
RP - yes, do relocate special interests around the campus for several reasons (enhanced numbers of member, want a closer location to campus; all have to be requested to the university)
- so moving the frat
- RG - *grant the lack of vertical access to basement, second and third floor*
CS - *second – carries with GD opposed*
- RG - *grant the variances for the lack of access at common use spaces at the upper and basement levels, on the condition that compliant wall side handrail is provided at all existing stairs and the nosings are brought into compliance*
CS - *second – carries unanimously*
- RG - *continue for more information and have petitioners submit a plan, for creation of an accessible entrance at the front of the building, accessible bathroom, and common areas including the kitchen, be submitted within 30 days receipt of the Board*
CS - *second – CS, RG, and DD in favor; LP GD and AB opposed, WW against, motion fails*
- CS - *require a plan for access to the first floor, entrance, bathroom, common area and kitchen; rescind part about the plan*
CS - *deny the variance for the lack of an accessible entrance into the building (521 CMR 25.1)*
GD - *second – carries unanimously*
- RG - *deny the variance for the first floor bathroom*
CS - *second – motion carries unanimously*
- CS - *grant, on the condition that there is an accessible surface (table), within the kitchen*
AB - *second – carries with RG opposed*
- RB - none have the clear width, all are 29 ½ inches clear
- corridor is 3' 2 ¾"
- CS - *grant the variances requested for the doors and doorways at the first floor*
AB - *second – carries with RG opposed*

27) Incoming: Vilna Shul, Boston's Center for Jewish Culture, Inc., 14-18 Phillips St., Boston (V15-033)

- TH - EXHIBIT - variance application and supplemental information
- triggering the requirement for an accessible entrance and bathroom, based on spending
- project is to replace the front entrance plaza
- seeking a time variance, but no time given

RG - continue and have TH submit a copy of the packet to be reviewed at the next Board meeting

LP - second – carries unanimously

28) Incoming Discussion Exercise Business, 15 Olney St., Dorchester (V15-010)

- TH - EXHIBIT – March 5, 2015 letter from Cheryl Clark, the building owner
- the letter notes that it will only be used as a gym for relatives and family only, basement gym will be used by the tenants
- haven't established whether the general public, other than the apartment residents, has access to the gym space

AB - maintain the denial and determine if fees are charged for the use of the gym

DD - second – carries unanimously

29) Hearing: Fusion Restaurant, 12 Pond St., Ashland (C11-115) – Cont'd

- WW - reopen the discussion regarding this matter

Mark Dempsey present (MD)

- MD - AAB 7 shows plan of parking without changes; AAB8 is the proposed plan for parking
- pictures sent in by David Correia via e-mail today, March 9, 2015

- WW - accept pictures as EXHIBIT 2

- AB - one of the signs appears to be too low

- MD - 3 spaces required, one is covered in snow, but cannot verify dimensions since it is covered with snow

LP - set a fine at \$100/day until such time that confirmation is received that all 3 required spaces are compliant

CS - second – carries unanimously

RG left for the day

30) Hearing: Sigma Nu Fraternity, 92 Professor's Row, Somerville (V14-287)

WW - called to order at 3 p.m.
- introduce the Board

Rudi Pizzi, Director of Project Management for Tufts University (RP)

Ronald Boretti, Cirees, Inc., Project Architect (RB)

WW - both sworn in
- EXHIBIT 1 – AAB 1-19

RB - submittal of plans as shown on boards for presentation

WW - accept submittal as EXHIBIT 2

RB - oldest of the three buildings dealt with
- a historic structure at the University, but not registered
- two floors, first floor is entered from front porch up a granite stairway three feet above grade
- there are level changes within the building
- the front door is still 6 inches below the main first floor
- there are also level changes at the rear of the building as well
- on the upper floor, there is a change in the middle of the floor; the front half of the building is 6 inches higher than the back half, with the bathroom at the back half
- back stair is larger, but other stairs are narrow winders
- there is a large interior corridor
- at the back side, the site drops away (6 feet from first floor to grade at rear);
- bathroom at the first floor is very small and at the back of the building
- lift at the rear of the building would be an additional cost \$88000 (including kitchens, bathrooms)

CS - level changes at the front entrance?

RB - up the granite steps, and then up into the vestibule, and then another 6" step up to the main floor level

- is a ramp possible at the front?

RB - it would be possible, but the interior change in level would require creating a new entrance into the building

- lift at the rear was thought to be a more achievable solution, but seeking variance for no access

GD - what is the width of the rear entrance door?

RB - nothing but the double-leaf doors are 3' doors, the doors are generally 29-30 inches wide

RB - the routes at the rear have multiple changes of level from the existing rear entrance; would have to propose a lift at the other side of the house

CS - when would you have to know if the need to move the frat house

RP - have to receive the request, but no set amount of time, determined by issue

RP - had four hearing impaired students and one blind student in April, and had to make the modifications by September

- created curb cuts, relocated classes for the blind student

- there are no wheelchair users currently at Tufts; we have had two wheelchair users in the last approximately 10 years, never been more than two in any one year

CS - how would accommodation works?

RP - make the accommodations on a case by case basis

- provided ramp to football stands for a student that wanted to go to the home games

GD - grant the variance for the lack of an accessible entrance to the building

LP - second – carries with DD and CS opposed

GD - grant the variances to doors and doorways

LP - second – carries with DD opposed

GD - grant the variance for the winder stairs and handrails, on the condition that compliant wall side handrails installed

LP - second – carries with DD opposed

GD - deny the variance for nosings, and require plan for compliance with 30 days receipt of decision

LP - second – carries unanimously

CS - grant the variance for the lack of vertical access within the building

AB - second – carries unanimously

CS - grant the variance for the kitchen, on the condition that compliant work space provided

AB - second – carries with DD opposed

AB - grant the variance for the lack of compliance at the bathrooms

GD - second – carries with CS and DD opposed

DD left for the day and Jeffrey Dougan, MOD Designee, now present (JD); CS left the room

31) Incoming Discussion: Commercial Building, 181 South Main St., Middleton (V14-185)

TH - previously brought before the Board and granted a variance for 69.5” by 93”

- never sent the decision since wanted to research the case

- granted a variance in July of 2014 for the same dimensions

- took the issue up on January 5, 2015 and denied and ordered a plan for compliance regarding proper clearances for the toilet (only 28" provided)

- EXHIBIT – e-mail from Warren Kelly on 2/17/15; e-mail from Jay S. Dugger, Architect; March 6, 2015 submittal with stamped plans attached

JD - motion to reopen

AB - second – carries unanimously

JD - grant the dimensions as shown on the SK-11 March 6, 2015 plan, must be completed prior within 30 days receipt of this decision of the Board

AB - second – carries unanimously

CS now present

32) Incoming: 11 Story Commercial Building, 45 Milk St., Boston (V15-031)

TH - EXHIBIT – variance application and supplemental information

- over 30%

- seeking variance for 26.6.1, regarding the slope of landing at the front entrance, 6.7% provided, 2% required

- propose wireless intercom system to notify security if having trouble operating the door

LP - grant the variance for the lack of compliant level landing, on the condition intercom system installed as proposed at the sidewalk

JD - second – carries unanimously

TH - two relative to stairs, continuous handrails and handrail profile

- Stair 1 is original to the building; inner handrails are lower than 34" and not continuous and rectangular profile

- winder stair treads as well, no wall handrails on all floors; stair nosings are not angled and no pull/push side clearances at the doors within the stair tower

- proposing compliant wall mounted handrails

JD - grant for the handrail variances, on the condition compliant wall side handrails are provided

LP - second – carries unanimously

CS left the room

AB - grant the variances for the lack of maneuvering clearances at the stair tower doors

JD - second – carries unanimously

CS present

JD - stair treads and winders and nosings, on the condition corrected as proposed

LP - second - carries unanimously

33) Discussion: Meeting Minutes and Decisions from February 23, 2015

KS - any changes?

CS - accept the meeting minutes and decisions

JD - second – carries unanimously

- End of Meeting -

Matters not reasonably anticipated 48 hours in advance of meeting

- Anova School, dba Acera School, 5 Lowell Ave., Winchester (V14-354) - stamped plans and a site plan, submitted by Bonnie Peters of the Office of Michael Rosenfeld Architects
- Scholfield Elementary, 27 Cedar St., Wellesley (V14-168) - 2/6/15 submittal from Jennifer Soucy, requesting extension to the April 15, 2015 deadline for the playground access
- Temporary Tent Floor Surface for Stonehill College, 310 Washington St., Easton (V13-078) - March 5, 2015 submittal from Steve Medeiros of BKA Architects, with sample flooring submitted
- Wellesley United Methodist Church, 80 Beacon St., Framingham (C14-100 & V14-157) - second application submitted on March 5, 2015 by Lynn Olsen
- The Hub, 31 Main St., Nantucket (V15-046) - variance application and supplemental information
- Worcester Loom Works, 93 Canal Street, Worcester (V14-303) - March 2, 2015, Gary Kane of the Architectural Team submitted a letter
- Commercial Building, 28 West Broadway, South Boston (V15-027) – variance application and supplemental information; submittal of plans for 40 Tremont Street alternate accessible housing building, submitted by Nicholas Zozzula on March 5, 2015
- Exercise Business, 15 Olney St., Dorchester (V15-010) - March 5, 2015 letter from Cheryl Clark, the building owner
- St. Spyridon Food Bank, 102 Russell St., Worcester (C14-069 & V14-237) -December 15, 2014 email from Scott Ricker, Complainant; February 13, 2015 email from Scott Ricker with pictures attached regarding a table and an entrance door
- Commercial Building, 181 South Main St., Middleton (V14-185) - e-mail from Warren Kelly on 2/17/15; e-mail from Jay S. Dugger, Architect, March 6, 2015 submittal with stamped plans attached

EXHIBITS:

- Commons in Lincoln, 1 Harvest Circle, Lincoln (V15-037) - variance application and supplemental information
- New Three-Family, 230-232 Bowdoin St., Boston (V15-035) - variance application and supplemental information, plans A1.01 and A1.03
- Point Allerton Life Saving Station, 1117 Nantasket Avenue, Hull (V15-036) - variance application and supplemental information
- Columbia Valley Development and Elderly Housing, 4 Columbia St., Adams (V15-029) - variance application and supplemental information

- Hodgson Building, Level 5, Leonard Morse Hospital Campus, MetroWest Medical Center, 67 Union St., Natick (V15-034) - variance application and all supplemental information
- Salmon Falls Building, 9 Ashfield St., Shelburne Falls (V14-326) - variance application and supplemental information
- East Boston Family Dental, 1012 Bennington St., East Boston (V15-038) - variance application and supplemental information
- Heywood Meadow Trails, 9B Lexington Road, 2B and 3B Heywood Street, Concord (V15-039) - variance application and supplemental information
- Urban Edge Apartments, Multiple Addresses at Cleaves Court and Columbus Avenue, Boston (V15-040) - variance application and supplemental information
- Spencer House, Williams College, 973 Main St., Williamstown (V15-032) - variance application and supplemental information
- Agawam Cinemas, 866 Suffield St., Agawam (V15-030) - variance application and supplemental information
- Vilna Shul, Boston's Center for Jewish Culture, Inc., 14-18 Phillips St., Boston (V15-033) -variance application and supplemental information
- 11 Story Commercial Building, 45 Milk St., Boston (V15-031) - variance application and supplemental information
- Adams Library, 92 Park St., Adams (V14-322) - February 26, 2015 submittal from Thomas Chalmers
- Apex Curb Cuts and Curb Cut Slopes, Intersection of Hinkley St. & Wilton St., Somerville (V14-355) - Ryan Boucher submittal on February 23, 2015
- Lesley University, 60 Oxford Street, Cambridge (V14-333) - February 26, 2015 letter from Kevin Murphy, Director of Facilities and Operations for Lesley University; including pictures